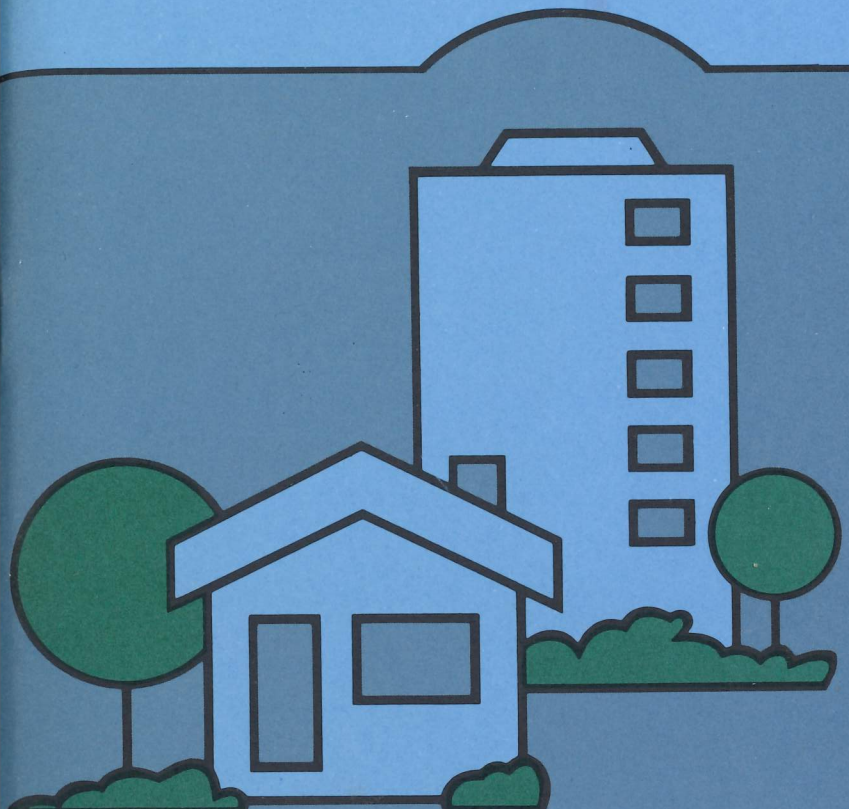

Milwaukee's Community Housing

Foreword

As part of our ongoing effort to keep the community informed of our programs and activities, the Housing Authority is happy to publish a sixth edition of this reference book.

This book contains numerous facts and figures about our housing developments and programs. However, we publish it with an awareness that the most important ingredient in any of our programs is the people we house.

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City of Milwaukee
Department of City Development

Community Housing in Milwaukee

SIXTH EDITION

prepared by the
DEPARTMENT OF CITY DEVELOPMENT
for the HOUSING AUTHORITY
OF THE CITY OF MILWAUKEE
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History of Community Housing in Milwaukee

The Housing Authority of the City of Milwaukee is responsible for providing decent, safe and sanitary housing to low income Milwaukee residents.

The Housing Authority is one of the City's largest landlords and owns and manages 5,627 units of housing ranging from one to six bedrooms. This housing, usually referred to as community or public housing, shelters residents of all ages. Some community housing is designed for the elderly and disabled and other community housing is designed for families. The Housing Authority also operates the City's Rent Assistance Program, under which the Authority helps pay rents of low income tenants of privately-owned housing.

The Housing Authority was established by the City of Milwaukee under State statute in 1944. It is composed of five commissioners who are appointed by the Mayor and confirmed by the Common Council for five-year terms. Commissioners' appointments are staggered so that one new appointment is made each year. The Housing Authority is staffed by the Department of City Development, which handles day-to-day operations such as accepting applications for housing, assigning applicants to housing, maintaining facilities, and planning new construction.

Milwaukee's public housing is federally funded except for three veterans' housing developments which were built with local funds. The federally funded projects, with the exception of the Section 8 projects, were built with money raised through the sale of Housing Authority bonds guaranteed by the federal government. The federal government contributes to the debt service on the bonds and also provides operating funds for the Authority. The Authority gets additional revenue from rents that tenants pay. Federal regulations set rents at no more than 30 percent of a public housing tenant's income.

The story of public housing in Milwaukee is largely a story of local and federal governments working together to meet their common goal of housing the needy. The different types of community housing built here reflect the changes in local and national policies and events that made it possible to construct such housing.

As early as 1908, the issue of better housing was in the Milwaukee Labor Party platform, but other than the condemnation and razing of a few unsafe dwellings, little was done to meet the city's housing needs until after the first World War.

WWI prompts action

In 1919, the City administration claimed a shortage of about 7,000 homes. This shortage stimulated government rent controls from 1921 to 1923. In 1921 a City housing commission was set up. The commission sponsored Milwaukee's first public housing project, Garden Homes. The City and County contributed $100,000 each for the construction of Garden Homes located at 25th and Congress. The Garden Homes development contained 105 single and double family buildings. They were leased by the City until 1925 when homes in the development were sold to the occupants at less than market value.

It was not until 1936 that publicly-owned and operated housing was again built in Milwaukee. That year the federal Public Works Administration began building a 518-unit development on a site bounded by Sherman Blvd., 47th St., Congress Ave. and Hope St. The housing became known as Parklawn. Unlike Garden Homes, which was built and owned by local government, Parklawn was federally operated for 14 years. In 1950, however, the federal government turned Parklawn over to the Housing Authority of the City of Milwaukee.

The City got heavily involved in public housing efforts during and immediately after World War II. The war caused major housing problems for Milwaukee and other major cities across the country.

During the war, the City received a large influx of migrant war workers who needed places to live. To meet this demand, the Milwaukee Common Council established a Housing Authority in 1944 for the purpose of funding, building and operating public housing in the city.

The Housing Authority immediately went to work on planning and developing housing for war workers. But by the war's end, the housing had never moved out of the planning stage and the Housing Authority changed the project to provide general public housing.

In 1948, the Housing Authority, with financial assistance from both the City and federal government, began building its first public housing. This first development, Hillside Terrace, consisted of 25 buildings housing 232 families. It was completed in 1950 on a site bounded by 6th, 7th, Galena and Vliet Sts.

Hillside Terrace was built with a federal contribution of $1.8 million and a City contribution of $1.4 million. But the federal government returned the City's share after federal legislation passed in 1949 permitted such a reimbursement.

While planning for Hillside began as a means of meeting the housing needs of those who worked at home during World War II, additional housing needs were created throughout the country when millions of veterans came home. Many veterans had to double with relatives and friends, and in many cases families were forced to break up temporarily.

Both the City and the County government recognized the veterans' housing problem. Milwaukee County provided 1,600 units of temporary housing, mainly trailers and Wingfoot houses. The City, in cooperation with the federal government, provided about 850 units of temporary shelter in the form of barracks and Quonset huts.

The City also purchased 100 demountable prefabricated homes and converted them to permanent dwellings. Located on lots which the City acquired by tax deed, the homes were sold to veterans for about $6,000 each.

Housing for veterans

The temporary and demountable homes could not completely meet the housing needs of returning veterans, however, and in May, 1947, the Common Council directed the Housing Authority to plan the construction of permanent veterans' housing. On April 6, 1948, city voters passed a referendum which allowed the City to issue general obligation bonds to finance construction of the veterans' housing the Housing Authority had planned, and the Housing Authority was subsequently designated by the Common Council to construct, operate and manage the new housing. Three veterans' developments were built with local funds, each providing low-rent housing for veterans and their families. The developments, which are still operated without federal funds, include the 247-unit Northlawn and the 330-unit Southlawn projects completed in 1949 and the 391-unit Berryland completed in 1950.

Preference for veterans' housing is given to veterans and their survivors. In 1966, low-income elderly persons were permitted to occupy veterans' housing. Since 1977, the Housing Authority has permitted families of non-veterans to qualify for veterans' housing.

After the Housing Authority finished building the veterans' developments with local money, the Authority again turned to the federal government for assistance in constructing additional public housing. Such assistance was received as a result of the federal Housing Act of 1949.

As a result of this Act, the federal Public Housing Administration reserved 2,500 units of public housing for construction in Milwaukee. To take advantage of the reservation, the Housing Authority began construction of Westlawn in 1950. Westlawn was built on the site of the Hackbarth farm located on the

northwest side of the city. Since Westlawn was built on vacant land, its construction required no relocation. The Westlawn project with 726 units of housing on 81 acres of land is the city's largest project in both area and population. Its high acreage lends itself to large yards and play areas.

The project which followed Westlawn, the Hillside Terrace Addition, was built in an entirely different type of location. Built adjacent to the Hillside Terrace project in the central city, between 7th and 9th Sts., Hillside Terrace Addition served the dual function of eliminating blight and housing needy residents. Fifteen-and-a-half acres of deteriorated structures were razed to make room for the Hillside Terrace Addition.

Hillside Terrace Addition, completed in 1956, has 86 two-story buildings with 332 units of housing and an eight-story high-rise with 56 units.

The high-rise building was a new design in Milwaukee public housing. It was originally built to house married couples without children, but has since been used for the elderly and disabled. All other high-rise community housing constructed in Milwaukee was built specifically for elderly and disabled residents.

The Housing Authority constructed two other projects in the 1960s which combined high- and low-rise public housing: Lapham Park and Highland Park. Lapham Park, constructed near the Hillside project in 1964, is made up of a three winged high-rise with 172 one-bedroom and 28 two-bedroom units for the aged and disabled and 23 low-rise buildings housing up to 170 families. Highland Park, completed in 1967 on McKinley Ave. between 17th and 20th Sts., is easily identified by its twin circular towers which house 220 senior and disabled citizens. Fifty-six families occupy its 14 two-story buildings.

Housing for the elderly

In 1961, the Housing Authority built its first high-rise housing development designed specifically for the elderly and disabled. The development followed federal legislation passed in 1957 which recognized a need for and authorized construction of housing for these populations. The first such building in Milwaukee, the Convent Hill high-rise, built at Ogden and Jefferson Sts., has 120 one-bedroom units.

Construction of ten additional high-rise structures for the elderly and disabled followed the completion of Convent Hill. Four of them, Riverview, Merrill Park, Cherry Court and Holton Terrace, were all constructed in the mid-60s.

The opening of those four elderly projects, all constructed with federal funds, completed the construction of the 2,500 units of housing which the federal government reserved for Milwaukee in 1950.

Riverview is a 19-story, 180-unit circular tower built on the west bank of the Milwaukee River at 1300 E. Kane Pl. Its design contrasts sharply with the other three elderly structures. Merrill Park, 222 N. 33rd St.; Holton Terrace, 2825 N. Holton St., and Cherry Court, 1525 N. 24th St., are rectangular structures which look alike. Each building contains 120 one-bedroom units.

Following the completion of Cherry Court in 1967, the Housing Authority sponsored the College Court high-rise for the elderly and disabled. The 251-unit twin tower development at 3334 W. Highland Blvd. was constructed near the Midtown renewal area. Like other public housing developments which came before and after it, College Court provided relocation housing for residents displaced by renewal projects. Unlike other public housing which preceded it, College Court was built using the turnkey method of construction. Turnkey takes its name from a key symbolizing ownership which is turned over to a purchaser in a property transaction. By 1967, when College Court construction began, turnkey had come into federal favor. It was claimed to be a faster and less expensive way to build public housing.

Under the turnkey method of developing public housing, the Housing Authority makes an agreement to buy a housing project from a private developer. The private developer is contracted to plan, develop

and build the housing. Milwaukee developers Blumenfeld and Rakita purchased the site for College Court, built it, and sold the high-rise to the Housing Authority under the turnkey arrangement.

The Housing Authority acquired five other high-rises for the elderly and disabled using the turnkey method. Like all elderly housing, each high-rise contains only one-bedroom apartments.

The last five developments built for the elderly and handicapped include Arlington Court (230 units), 1633 N. Arlington Place; Lincoln Court (110 units), 2325 S. Howell; Locust Court (230 units), 1350 E. Locust; Mitchell Court (100 units), 2600 W. National; and Becher Court (220 units), 1800 W. Becher. A 120-unit addition to Becher Court's original 100-unit building was completed in August 1981.

Scattered site construction

Construction of scattered site public housing units was encouraged during the early 70s. The turnkey method of housing development was used by the Housing Authority to construct 193 units of scattered site housing. In 1971, the Housing Authority, with federal funding, contracted with four developers to construct family housing on 68 different City-owned lots.

The scattered site approach to housing development, unlike the planned development approach used to build earlier family housing, helped assimilate low-income residents into the community. This method followed court decisions aimed at racial balance and the civil rights legislation after the urban riots of the 1960s. The government had objected to building any new public housing developments in the inner city as early as 1967, claiming that such construction merely created new ghettoes.

Most of the 193 scattered site units which were completed in 1972 were single family homes, duplexes or townhouses. They were designed to blend into the neighborhoods in which they were located. Over $4.5 million in federal funds was used to construct the scattered site housing. The Housing Authority leased some sites from the City for virtually no cost and purchased others from the Redevelopment Authority. Sixty-eight sites were acquired. Only one or two buildings were constructed on most of the sites, although on five sites three to eight buildings were constructed.

In 1976 the Department of Housing and Urban Development (HUD) funded the construction of 18 units of scattered site public housing for $825,000. These units are located at 2601 W. Cherry, 20th and Juneau, 13th and Lapham, Holton and Garfield, and Buffum and Garfield.

Two new scattered site rehabilitation programs began in 1980. The Housing Authority received federal funds from the Department of Housing and Urban Development to buy houses, rehabilitate them, and use them as scattered site public housing. HUD allocated 131 units of scattered site housing to be bought and rehabilitated. Of this allocation, 111 units are now rehabilitated and occupied with the remaining 20 scheduled for leasing by August 1985. Two approaches were taken:

1) *The minimal rehabilitation approach:* HACM bought houses outside the central city which were in good condition, rehabilitated them to improve energy efficiency and to reduce exterior maintenance, and then rented these units as part of scattered sites.

2) *The substantial rehabilitation approach:* HACM bought houses within the central city that were vacant and dilapidated. The houses used for this program probably would have been torn down if HACM had not bought them. The houses were gutted and then rehabilitated inside and out before being made available to families eligible for public housing.

New approaches

Section 8 of Title II of the federal Housing and Community Development Act of 1974 brought a new federal approach to housing. The Section 8 housing program was designed to de-emphasize public ownership of low-income housing and encour-

age more private participation in the low-income housing market by offering rent subsidies to low-income families. The Section 8 programs (rent assistance, private new construction, substantial rehabilitation, and moderate rehabilitation) have been the focus in recent years.

Under the Existing Housing part of Section 8 legislation, which began operation in Milwaukee in June 1976, the Housing Authority was given approval by the federal government to administer Milwaukee's Rent Assistance Program. The program is designed to help low- and moderate-income persons pay rent for privately-owned housing.

The Rent Assistance Program differs from previous federal housing programs for low-income persons in that the Housing Authority does not get involved in ownership or management of housing. Instead the Rent Assistance Program encourages persons of low-income to find housing in the private rental market.

After a Rent Assistance Program participant finds a rental unit in the private market, the unit must be inspected by the Housing Authority to ensure that it is decent, safe and sanitary, and the lease and rent for the unit must be approved by the Authority. If the unit and the lease are approved by the Authority, the Housing Authority contracts with the owner to pay a part of the rent. Under the Rent Assistance Program, a tenant pays no more than 30 percent of his or her annual income for housing and utilities. The Housing Authority then pays the difference between the total fair market rent and the tenant rent payments. The Housing Authority has been authorized by the federal government to contract 3,056 units of housing under the Rent Assistance Program.

Section 8 also included a substantial rehabilitation program, which allowed the Housing Authority to buy 12 units owned by St. Luke's Hospital, move them to a site at 21st St. and Morgan Ave., and rehabilitate them. Since they were moved to Southlawn Park in 1975, the houses have been rented through the Rent Assistance Program.

Modernization and improvements

Since new public housing construction leveled off considerably in the last decade, the Housing Authority has concentrated on improving the efficiency of operation of the community housing developments. Through federally-funded programs such as the Target Projects Program, Public Housing Urban Initiatives Program, and Comprehensive Improvement Assistance Program (CIAP), the Housing Authority has invested more than $35 million to modernize developments through 1983.

A CIAP grant of $23 million, announced in August, 1984, will allow the Housing Authority to undertake the largest modernization project in its history. Much of the grant will be used to remove lead-based paint in the Parklawn, Hillside Terrace, and Westlawn family developments, and at some scattered site properties. Work began in spring, 1985.

Much of the previous modernization work has emphasized energy conservation. The Housing Authority implemented efforts to reduce energy consumption through resource conservation practices, technical improvements, and tenant and staff education about energy issues. Decreased consumption through resource conservation practices, technical improvements, and tenant and staff education about energy issues. Decreased consumption of gas, water, and electricity has been the result.

Milwaukee's Housing Authority also has become involved in two significant energy conservation experiments. In one, several Housing Authority vehicles were equipped to run on both gasoline and compressed natural gas. In the other, the Housing Authority gave financial support to the non-profit Community Housing and Preservation Corp., which built two "super-insulated" houses which have R-values far above those in newly-constructed, well-insulated conventional homes. Currently rented to tenants in the Rent Assistance Program, the homes are monitored for energy usage.

Local utilities cooperated in the development of both experimental projects.

Family Housing

The Housing Authority of the City of Milwaukee owns a variety of units suitable for families, including five federally funded community housing developments for families, 333 units of scattered site housing and 12 units of Section 8 Substantial Rehabilitation housing. The developments include Parklawn, Westlawn, Lapham Park, Highland Park and Hillside. The Hillside development actually is made up of both Hillside Terrace, built in 1950, and Hillside Terrace Addition, completed in 1956. The family developments are generally made up of two-and three-story apartment buildings and rowhouses, although Hillside Terrace Addition, Lapham Park and Highland Park each have high-rise buildings that house elderly and disabled citizens. Milwaukee has been lauded for its family housing design, which avoids high-rise building and emphasizes lower-density housing.

Each family housing development has space reserved for social and recreational programs. Local educational and social institutions provide services at the projects and the Housing Authority operates a recreation program. In addition, hot lunch programs and day care services for children are available at or near each family housing development.

Services at the family housing developments are coordinated by Resident Liaisons employed by the Housing Authority. The Liaisons also provide information and referral services for public housing tenants.

Parklawn, Hillside Terrace and Addition and Westlawn were all built before the advent of housing for the elderly. Each project has some one-bedroom units which house the elderly. Lapham Park and Highland Park were constructed after legislation that authorized housing especially for the elderly and disabled. The elderly high-rises at Lapham Park and Highland Park sponsor the same activities for the elderly as the elderly housing developments described in the next section of this book.

Parklawn

Parklawn, located in a residential area of the northwest section of the city, is the oldest public housing project operated by the Housing Authority. Parklawn was constructed in 1937 as a federal Public Works Administration project. It was owned and operated for 13 years by the federal government and then turned over to the Housing Authority.

There is a lot of open space at the development including a children's play area. A ball park, wading pool and tennis courts have been constructed for outdoor recreation.

Parklawn has a community building with an all-purpose meeting room, day care center and kitchen facilities for a youth and elderly food program.

There is also a recreation center which offers classes, films, games and sports for children and teenagers at Parklawn.

PARKLAWN

LOCATION: Between N. Sherman Blvd., N. 47th St., W. Hope St. and W. Congress Ave.

SIZE: 40 acre site containing 518 units of family housing

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom — apartments	112	452 sq ft.
1 bedroom — rowhouses	24	450 sq ft.
2 bedroom — rowhouses	280	664 sq ft.
2 bedroom — interlocking type rowhouse	20	699 sq ft.
3 bedroom — rowhouses	62	854 sq. ft.
3 bedroom — interlocking type rowhouse	20	971 sq. ft.
TOTAL	518	

BUILDINGS: Buildings are of common brick on hollow tile. Eight two-story, flat-roofed apartments contain 112 one bedroom apartments, and 54 two-story rowhouses contain two and three bedroom units. Twenty-four one bedroom units are located in one-story wings attached to some rowhouses. The heating system consists of a central steam boiler plant, underground distribution and substations. Domestic hot water is also provided by the central boiler plant. Electric ranges and refrigerators are furnished.

DEVELOPER: United States Government

COST: $2,435,914

YEAR BUILT: 1937

Westlawn

Westlawn was built on the site of the Hackbarth farm on the far northwest side of the city. Since it was built on vacant land, this development, unlike most public housing in Milwaukee, required no relocation effort. It is the city's largest development in both area and population. Its acreage lends itself to large yards and play areas.

Public transportation is good. A commercial area along Silver Spring Drive is within walking distance. McGovern Park is also nearby.

Buildings in the Westlawn project are all two-story rowhouses. Traffic is allowed to pass through the area but speed is restricted.

Westlawn's community building includes a child care facility and a gymnasium. It also houses the offices of the development's tenant liaison.

WESTLAWN

LOCATION: Between N. 60th St., N. 68th St., W. Silver Spring Dr. and W. Custer Ave.

SIZE: 81 acre site containing 726 units of family housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom	181	541 sq. ft.
2 bedroom	326	636 sq. ft.
3 bedroom	181	916 sq. ft.
4 bedroom	38	1048 sq. ft.
TOTAL	726	

BUILDINGS: The 149 project buildings are wood frame, brick veneer rowhouses. Each unit has its own basement, heating system, laundry and front and back yards. Bedrooms and bath are on the second floor, except in the case of the four bedroom units in which two bedrooms and half bath are located in a one-story wing of the first floor. Heating systems consist of individual, gas-fired, gravity, warm-air furnaces. Domestic hot water is supplied by individual gas heaters. Gas ranges and refrigerators are furnished.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $8,191,703

YEAR BUILT: 1952

Lapham Park

The Lapham Park housing development is made up of an eight-story apartment building that houses elderly and disabled residents, two-story rowhouses and three-story buildings.

The apartment building has three wings, one of which contains recreation rooms, lounges and a meeting room with kitchen facilities for youth and elderly meal program. The first floor of the building houses a day care center for children.

Lapham Park is close to downtown, Carver Park, and Lapham Park recreation center.

LAPHAM PARK

LOCATION: Bounded by N. 6th St., N. 8th St., W. Brown St., W. Vine St. and W. Reservoir Ave.

SIZE: 12 acre site containing 198 units of family housing and 172 units of elderly housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom*	172	432 sq. ft.
2 bedroom	28	616 sq. ft.
3 bedroom	102	709 sq. ft.
4 bedroom	48	962 sq. ft.
5 bedroom	20	1116 sq. ft.
TOTAL	370	

*Housing for the elderly and handicapped.

BUILDINGS: The development buildings consist of an eight-story apartment building, 17 two- and three-story buildings and six two-story buildings. The eight-story apartment building houses senior citizens. The high rise building of reinforced concrete and masonry construction has a central, gas-fired, hot water space heating system and a central hot water system. The two- and three-story buildings, which are designed for families, contain three, four and five bedroom units. These buildings each have gas-fired, hot water boilers. Domestic hot water is supplied by a gas-fired water heater. The two- and three-story buildings are of masonry construction in the three-story sections and wood frame, brick veneer construction in the two-story sections. Electricity and gas are purchased at large user rates and distributed by the project. Refrigerators and gas ranges are furnished. Adequate off-street parking is provided on the site.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $6,350,416

YEAR BUILT: 1964

Highland Park

Highland Park can easily be identified by its twin towers which house elderly and disabled residents. The towers, which display designs resembling stick men, are flanked by low-rise family housing. Highland Park was developed in the Kilbourntown No. 3 urban renewal area on land purchased from the Redevelopment Authority.

Highland Park is surrounded by new development which includes the Parkview subdivision, Apollo Village, Callahan Court, Martin Luther King Park and McDowell Elementary School.

A community building at Highland Park was completed with funding from both the Housing Authority and the Model Cities program. The community building houses a gymnasium, kitchen, tenant liaison offices and game rooms.

HIGHLAND PARK

LOCATION: Bounded by N. 17th St., N. 20th St., W. Juneau Ave. and W. McKinley Ave.

SIZE: 10 acre site containing 56 units of family housing and 220 units of elderly housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom*	220	412 sq. ft.
4 bedroom	40	861 sq. ft.
5 bedroom	16	990 sq. ft.
TOTAL	276	

*Housing for the elderly and handicapped.

BUILDINGS: The development consists of two 12-story apartment buildings and 14 two-story rowhouses constructed of reinforced concrete. A single gas-oil fired, hot water space heating system and a central domestic hot water system are common to the two apartment buildings. The rowhouses are of wood frame and masonry veneer construction and contain four and five bedroom units for large families. Each of the rowhouse buildings has a gas-fired hot water space heating system with gas-fired water storage heaters which supply the domestic hot water. Electricity and gas are purchased at large user rates and distributed by the development. Refrigerators and gas ranges are furnished in family units. Elderly buildings have electric ranges. Adequate off-street parking is provided on the site.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $5,248,758

YEAR BUILT: 1967

Hillside Terrace & Addition

Hillside Terrace is located on the near north side of the city on a hillside overlooking Milwaukee's central business district. The development is made up of attractive, brown brick, three-story rowhouses. The addition was completed in 1956 on 15½ acres of land that previously held deteriorated buildings. The addition is located immediately west of the original Hillside Terrace. It is made up of two-story brick and wood townhouses and an eight-story high-rise. Elderly and disabled occupy the high-rise. Families are housed in townhouses.

The central area of the Hillside Terrace development is playground space, and Carver Park is only a few blocks away.

In 1970 the Housing Authority vacated three Hillside Terrace buildings for use as community space to be shared by both Hillside Terrace and the adjoining Hillside Terrace Addition. The community space houses child care, counseling, education and recreation programs for children.

Hillside Terrace became eligible in 1975 for a $2.5 million federal grant for modernizing facilities and providing improved social and maintenance services. Some of the funds were used for construction of a multi-purpose/recreation center. The Hillside Community Center, designed to blend in architecturally with the surrounding buildings, was finished in October 1978 and includes a gymnasium, kitchen and lunch room facilities, offices and gamerooms.

HILLSIDE TERRACE & ADDITION

LOCATION: Between N. 6th St., N. 9th St., W. Galena St. and the alley south of W. Vliet St.

SIZE: 24.5 acre site containing 596 units of housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom	31	498 sq. ft.
1 bedroom	3	485 sq. ft.
1 bedroom*	56	417 sq. ft.
2 bedroom	84	597 sq. ft.
2 bedroom	34	650 sq. ft.
2 bedroom*	176	528 sq. ft.
3 bedroom	48	727 sq. ft.
3 bedroom*	120	709 sq. ft.
4 bedroom	8	887 sq. ft.
4 bedroom*	28	922 sq. ft.
5 bedroom*	8	1093 sq. ft.
TOTAL	596	

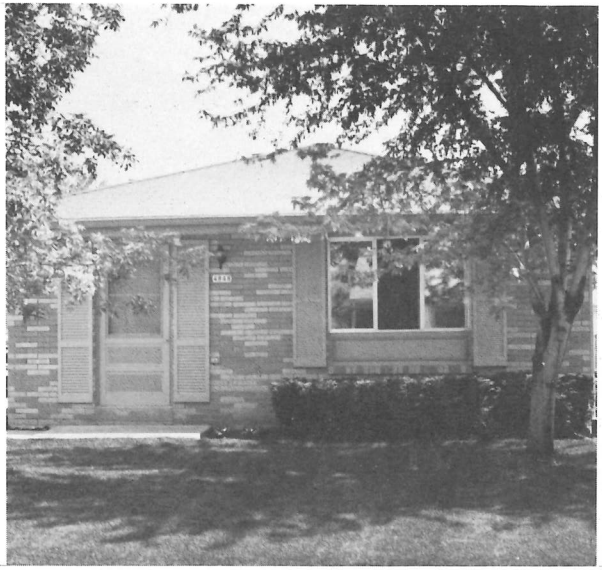
*Built as part of addition in 1956. The one-bedroom apartments are for elderly and handicapped residents.

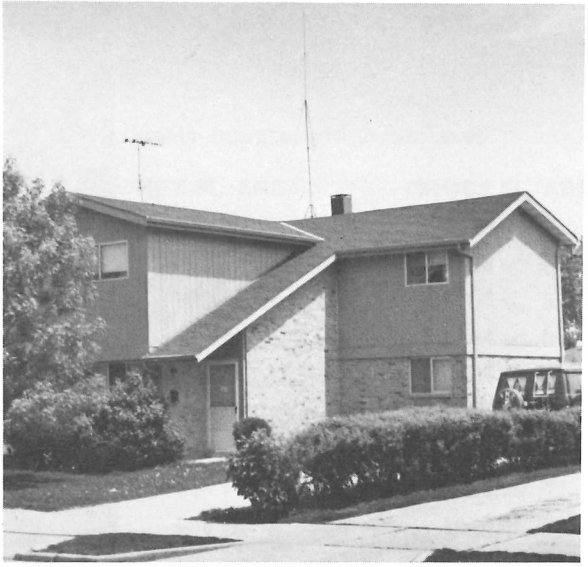
BUILDINGS: Buildings are solid masonry faced with common brick. Of the 25 buildings in the development, 12 are apartments, five are rowhouses and eight are combination apartments and rowhouses. Most of the units are in three-story walk ups, although the four bedroom and some two bedroom units are contained in rowhouses. Each of the 25 buildings contains one gas-fired space heating boiler which supplies mechanically circulated, high temperature hot water heating. Domestic hot water is supplied by a large capacity gas heater located in each of the 25 buildings. Refrigerators and gas ranges are furnished. Laundry facilities are located in the basements of apartment buildings.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $3,076,694 for the original Hillside Terrace, $5,406,411 for the addition

YEAR BUILT: 1950, Hillside Terrace Addition completed in 1956.





Scattered Sites

Unlike the community housing developments which consolidate low-income families in several city blocks of rowhouses and apartment buildings, scattered site housing disperses low-income families throughout the city. Families assigned to scattered site housing live in one-to four-family homes in conventional residential areas.

Scattered site public housing is assimilated into the city's private housing stock and is often undetectable as publicly owned housing. There are two types of scattered site community housing in Milwaukee. The first includes housing units which were purchased by the Housing Authority and rehabilitated for occupancy by low-income families. The second type is made up of units which were newly constructed under the direction of the Housing Authority.

There are currently 361 scattered site housing units in Milwaukee.

Southlawn Park

The only housing developed to date by the Housing Authority under Section 8 of Title II of the Housing and Community Development Act of 1974 is the Southlawn Park Development. Southlawn Park is a planned unit development made up of the twelve units of housing moved from St. Luke's Hospital to a site adjacent to the Southlawn Veterans' Housing Development. The twelve units of housing at Southlawn Park include two duplexes and eight single family homes. The homes were moved and rehabilitated by the Housing Authority under the Section 8 — Substantial Rehabilitation Program.

The homes were given to the Housing Authority by St. Luke's for the cost of moving them. St. Luke's had purchased the homes as part of its expansion program and had to remove them to make room for new construction.

SOUTHLAWN PARK

LOCATION: 2130-2148 W. Morgan Ave.

SIZE: Approximately 2.1 acre site, containing 8 single family houses and 2 duplexes.

ADDRESS	UNITS	NET FL. AREA	GROSS FL. AREA
2148 W. Morgan Ave.	1-2 BR	840 sq. ft.	1422 sq. ft.
2146 W. Morgan Ave.	1-2 BR	889 sq. ft.	1669 sq. ft.
2144 W. Morgan Ave.	1-2 BR	629 sq. ft.	1150 sq. ft.
2142 W. Morgan Ave.	1-2 BR	711 sq. ft.	1244 sq. ft.
2140 W. Morgan Ave.	1-4 BR	1185 sq. ft.	1796 sq. ft.
2138 W. Morgan Ave.	1-2 BR	852 sq. ft.	1344 sq. ft.
2136 W. Morgan Ave.	1-4 BR	1140 sq. ft.	1797 sq. ft.
2134 W. Morgan Ave.	1-4 BR	1084 sq. ft.	1710 sq. ft.
2132 W. Morgan Ave.	1-3 BR	968 sq. ft.	1648 sq. ft.
2132A W. Morgan Ave.	1-2 BR	892 sq. ft.	1486 sq. ft.
2130 W. Morgan Ave.	1-2 BR	925 sq. ft.	1328 sq. ft.
2130A W. Morgan Ave.	1-1 BR	775 sq. ft.	1125 sq. ft.

BUILDINGS: 5 brick or decorative brick, 5 wood frame, all have full basements, one or two stories, gas furnaces and hot water heaters.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $344,533

YEAR BUILT: Moved to present site in 1975.

Elderly Housing

Finding decent housing is a crucial problem for many elderly persons in our community. Frequently, because of fixed incomes, they are unable to cope with the inflationary rise in rental costs.

Federally subsidized public housing provided by the Housing Authority of the City of Milwaukee for elderly and disabled residents enables them to live comfortably within their retirement incomes.

In the past 20 years the Housing Authority of the City of Milwaukee has constructed 13 high-rise public housing developments, including the Highland Park and Lapham Park high-rises, for the elderly and disabled on sites located throughout the city. The developments contain a total of 2,193 one-bedroom apartment units.

All of the elderly developments have reinforced concrete and masonry construction and all have central hot water and heating systems. Electric ranges and refrigerators are furnished in each apartment. Each development has parking facilities and lawn space with sitting areas.

These housing developments are specifically designed for the comfort and safety of the elderly and disabled residents. Emergency call lights have been installed in bedrooms and bathrooms and grab bars in the bathrooms.

In all the buildings, the air-conditioned first floors are devoted to community and recreation space. First floors have kitchen facilities, a television set and a piano. The community areas are used for card parties, classes, meetings, and recreation programs. In addition, each building has a small library, handicraft equipment and a billiard table. At election time, residents are able to vote in their own buildings.

The Milwaukee Public Schools Division of Municipal Recreation and Adult Education sponsors programs in each development. These include sewing classes, art and crafts classes, card playing and Golden Age Clubs. The Milwaukee Public Library provides book van service to most of the developments for the elderly and disabled at least once a month.

As an additional service, the Housing Authority transports elderly residents to the City Treasurer's Office at City Hall each month to cash checks and pay rents.

Various food services are also available for residents. Daily hot lunches are served at College Court, Highland Park, Holton Terrace, Merrill Park, Locust Court, Hillside Terrace and Lapham Park. Meals are also served regularly at locations near other developments.

Volunteer student nurses who test blood pressure and offer guidance in taking prescription drugs visit the developments for the elderly and disabled on a regular basis.

Elderly tenants, however, are not entirely dependent on others for services and recreation. The Housing Authority sponsors a Senior Resident Organization made up of tenants from each of the elderly developments. The Organization sponsors a variety of activities including musical, choral, study and cultural clubs, and excursion groups.

Lapham Park, Hillside and Highland Park also have housing for the elderly and handicapped, with programs and facilities similar to those at other high-rise buildings for the elderly. See their entries under Family Housing.

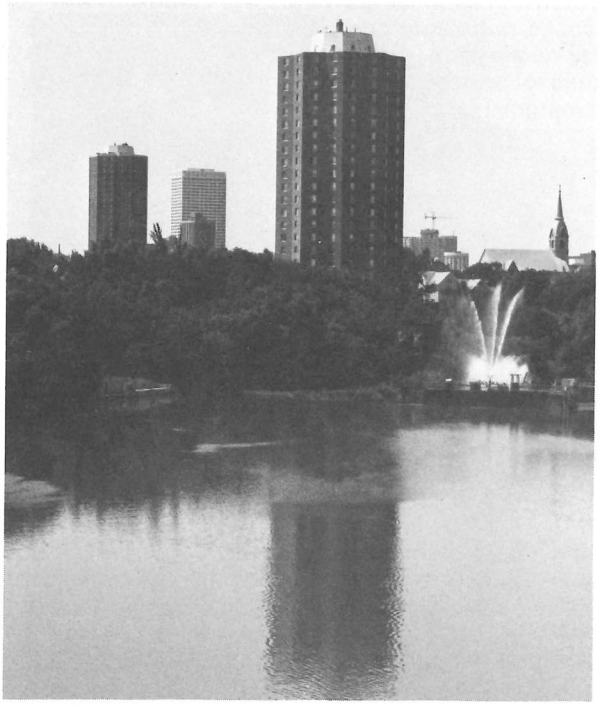
Convent Hill

LOCATION:	Between E. Ogden Ave., E. Knapp St., N. Milwaukee St. and N. Jefferson St.
SIZE:	2 acre site, containing 120 one-bedroom units
	Number of floors: 8
	Number of units per floor: 16 (8 on first floor)
	Net floor area per unit: 454 sq. ft.
DEVELOPER:	Housing Authority of the City of Milwaukee
COST:	$1,807,075
YEAR BUILT:	1961

Convent Hill was the first development constructed by the Housing Authority specifically for the elderly and disabled. Located at 1325 N. Jefferson, the development is close to downtown activities. Residents of Convent Hill can easily get to the Civic Center and the central business district. A bus stop is one block away from the building. Cathedral Square park, Juneau Park, and Lake Michigan are also nearby.

Riverview

LOCATION:	On the bluff of the Milwaukee River at N. Warren Ave. and E. Kane Pl.
SIZE:	3 acre site, containing 180 one-bedroom units
	Number of floors 19 Number of units per floor 10 Net floor area per unit 412 sq. ft.
DEVELOPER:	Housing Authority of the City of Milwaukee
COST:	$2,327,420
YEAR BUILT:	1966



The Riverview development is in a residental area at 1300 E. Kane Place, overlooking the Milwaukee River above the North Avenue Dam. The land around the river gives a park-like appearance to the area. Old and deteriorated structures were demolished to make room for Riverview and to upgrade its neighborhood.

Riverview's 19-story circular tower has community rooms on the ground floor.

The Brady Street shopping area and several churches are close to Riverview. Nearby Holy Rosary Catholic Church offers a hot lunch program for senior citizens. A bus line is within two blocks of the building.

Cherry Court

LOCATION:	Between W. Cherry St., W. Galena St., N. 24th St., and N. 24th Pl.	
SIZE:	3 acre site, containing 120 one-bedroom units	
	Number of floors	9
	Number of units per floor	15
	Net floor area per unit	440 sq. ft.
DEVELOPER:	Housing Authority of the City of Milwaukee	
COST:	$2,049,953	
YEAR BUILT:	1967	

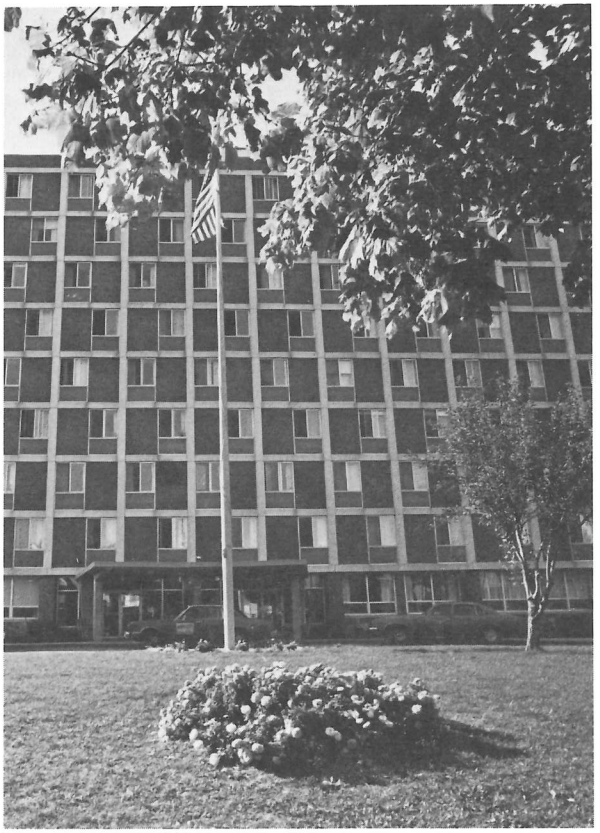
The Cherry Court housing development at 1525 N. 24th St. is in the Midtown area. The development is a nine-story structure identical to the Merrill Park and Holton Terrace developments.

Deteriorated structures were demolished to make room for Cherry Court, which was part of the Midtown Urban Renewal Project. The new building with its landscaped lot has improved the appearance of the neighborhood.

A large supermarket is two blocks east of Cherry Court. There is a bus stop one block from the building. An 11-acre park with a picnic area and community building borders the project.

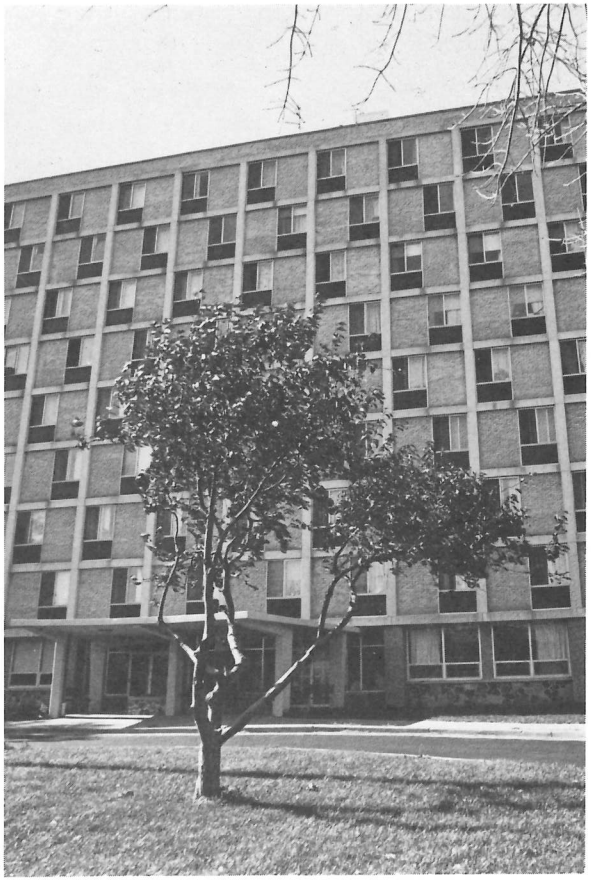
Holton Terrace

LOCATION:	Between N. Holton St., N. Buffum St., E. Hadley St., and E. Locust St.
SIZE:	3 acre site, containing 120 one-bedroom units
	Number of floors 9 Number of units per floor 15 Net floor area per unit 440 sq. ft.
DEVELOPER:	Housing Authority of the City of Milwaukee
COST:	$2,207,304
YEAR BUILT:	1967



Located at 2825 N. Holton on the northeast side of the city, Holton Terrace is a single nine-story apartment building. The development is built on land which previously contained dilapidated buildings.

A supermarket and two small grocery stores are within a block of the development, and Gordon Park along the Milwaukee River is not far away. Public transportation is available on the block.



Merrill Park

LOCATION:	Bounded by W. Mt. Vernon Ave., W. Park Hill Ave., N. 32nd St., and N. 33rd St.
SIZE:	2 acre site, containing 120 one-bedroom units
	Number of floors 9 Number of units per floor 15 Net floor area per unit 440 sq. ft.
DEVELOPER:	Housing Authority of the City of Milwaukee
COST:	$1,905,607
YEAR BUILT:	1967

Located at 222 North 33rd St., Merrill Park is in a residential neighborhood, three blocks from the park of the same name. Two bus lines are within two blocks of the building. The development is only minutes away from downtown.

Residents are close to numerous churches, Wisconsin Avenue, and Interstate 94.

College Court

LOCATION: Bounded by N. 34th St., W. Highland Blvd., N. 33rd St., and W. Juneau Ave.

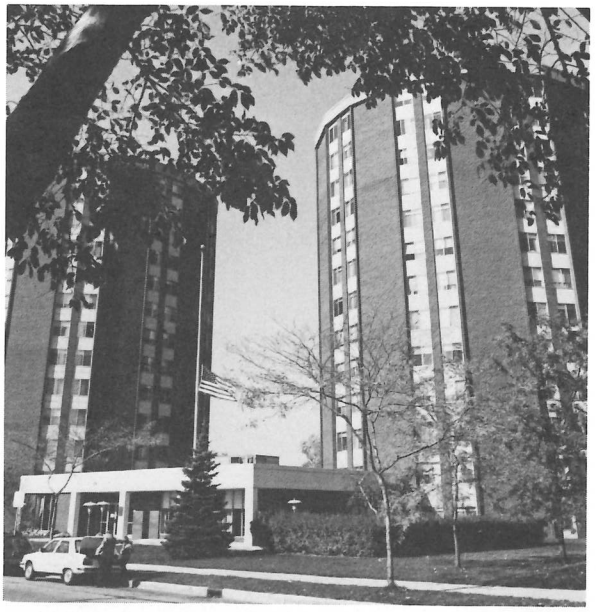
SIZE: 1½ acre site, containing 251 one-bedroom units

Number of floors	13
Number of units per floor	10
Net floor area per unit	453 sq. ft.

DEVELOPER: Blumenfeld and Rakita

COST: $3,863,241

YEAR BUILT: 1968



College Court, a twin-tower development at 3334 W. Highland Blvd., was the first public housing in the city built under the turnkey program. (Using the turnkey method of developing public housing, the Housing Authority agrees to buy a housing project from a private developer who is contracted to plan, develop and build it.) The twin towers are linked by a common community area.

The development is in a residential area and within blocks of churches, parks and shops. Nearby, Washington Park has one of the best senior centers in the city.

Public transportation is available a block from the development. A shopping center is only three blocks away. A nearby plaza provides College Court residents with a place to congregate during the warm weather.

Arlington Court

LOCATION:	Bounded by E. Brady St., Arlington Pl., and N. Franklin St.	
SIZE:	1 acre site, containing 230 one-bedroom units	
	Number of floors	24
	Number of units per floor	10
	Net floor area per unit	465 sq. ft.
DEVELOPER:	Towne Realty	
COST:	$3,516,409	
YEAR BUILT:	1969	

Arlington Court, a turnkey project, is a single, 24-story circular tower on the lower east side at 1633 N. Arlington Pl. Many of the development apartments have an excellent view of Lake Michigan.

The development is located near the Brady Street business district making shopping convenient. Churches are also nearby. Arlington Court is close to the Jewish Community Center on Prospect Avenue which offers a hot lunch program and recreational activities to senior citizens.

Public transportation is excellent. A bus stops a half block away on Brady Street. Residents can get to downtown Milwaukee in minutes.

Locust Court

LOCATION:	Bounded by Locust St., the Milwaukee River, Chambers St. and N. Gordon Pl.	
SIZE:	4 acre site, containing 230 one-bedroom units	
	Number of floors	24
	Number of units per floor	10
	Net floor area per unit	465 sq. ft.
DEVELOPER:	Towne Realty	
COST:	$3,615,296	
YEAR BUILT:	1969	

Locust Court, at 1350 E. Locust St., stands tall on a bluff overlooking the Milwaukee River. Along with Arlington Court, it is the tallest public housing structure in the city.

The 24-floor circular tower is located near Gordon Park. It is also located near the Oakland Avenue shopping district. There is a bus stop in front of the building.

Becher Court

LOCATION: Bounded by S. 18th St., W. Becher St., S. 12th St. and W. Rogers St.

SIZE: 1 acre site, containing 220 one-bedroom units

	Original	Addition
Number of floors	11	6
Number of units per floor	10	20
Net floor area per unit	453 sq. ft.	

DEVELOPER: Blumenfeld and Rakita

COST: $1,645,004

YEAR BUILT: 1971

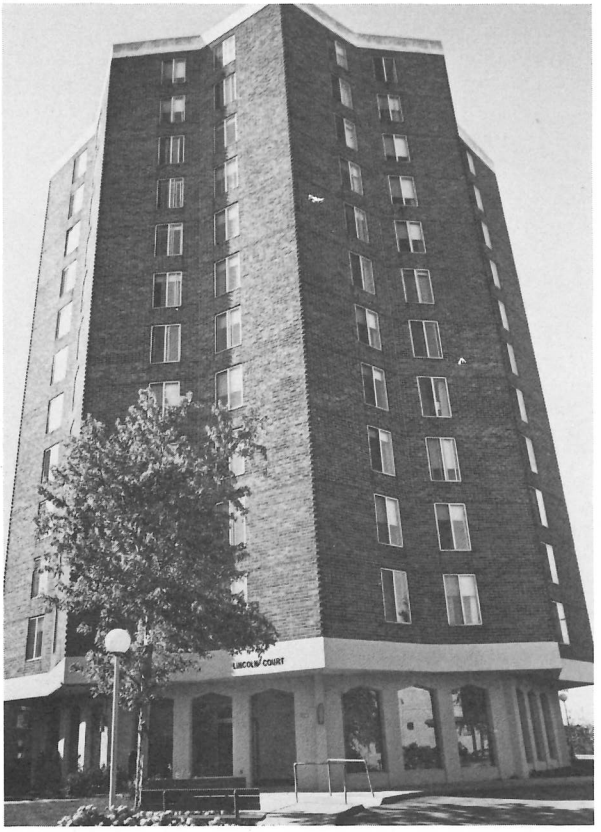
Becher Court is a turnkey project at 1800 W. Becher St. It is located on Milwaukee's south side in a predominantly residential area. The development includes an 11-story building and a new 6-story addition.

Kosciusko Park, at Becher and 9th Streets, provides recreation space for the residents of Becher Court. The park has a senior citizen center.

The Mitchell Street business district, about a half mile away, offers a wide variety of shopping facilities. A small grocery store and bakery are within one block of the development. A bus stop is a half-block away.

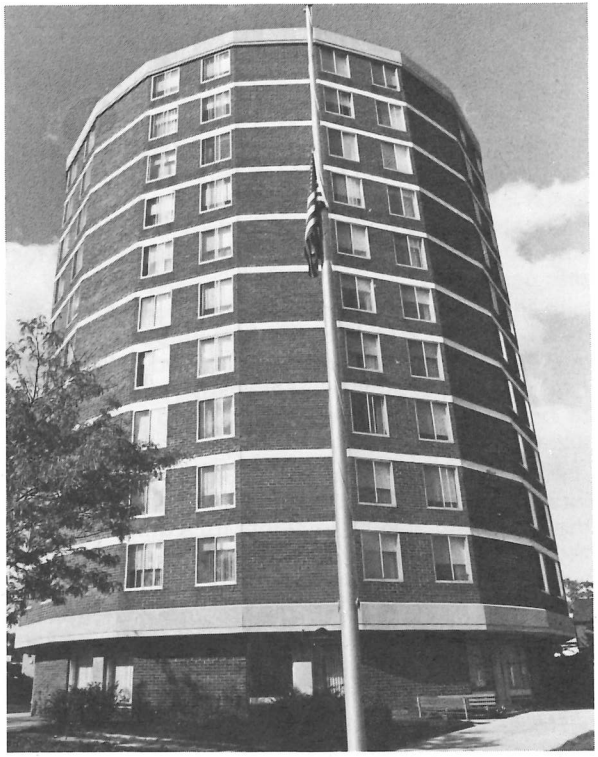
Lincoln Court

LOCATION:	Bounded by S. Howell Ave., W. Hayes Ave., W. Lincoln Ave., and S. Austin St.	
SIZE:	1 acre site, containing 110 one-bedroom units	
	Number of floors	12
	Number of units per floor	10
	Net floor area per unit	465 sq. ft.
DEVELOPER:	Towne Realty	
COST:	$1,909,928	
YEAR BUILT:	1971	



Lincoln Court offers residents a beautiful view of Lake Michigan. It is located in the Bay View area of the city at 2325 S. Howell Avenue.

Residents are able to pay their rent at a savings and loan across the street and can walk to grocery and other stores within a block of the development. Churches are close and several bus lines stop in front of the development. Humboldt and Baran Parks provide recreation opportunities for residents.



Mitchell Court

LOCATION:	Bounded by S. 27th St., National Ave., S. 26th and Pierce Sts.
SIZE:	1 acre site, containing 100 one-bedroom units
	Number of floors 11
	Number of units per floor 10
	Net floor area per unit 453 sq. ft.
DEVELOPER:	Blumenfeld and Rakita
COST:	$1,699,443
YEAR BUILT:	1971

Mitchell Court, at 2600 W. National Ave. on the south side of the city, is close to shops, banks, recreation areas and churches. Both a shopping center and a savings and loan are a block away.

Mitchell Park, with its famous domed horticultural conservatory, is two blocks away. The park pavilion is used as a senior center every Thursday.

A number of churches are within walking distance, including Ascension Lutheran which serves hot lunches to senior citizens. There are also moderately priced restaurants within a block or two. Major bus lines are within a block of the development.

Rent Assistance Program

The Housing Authority Rent Assistance Program has been authorized by the federal government to assist 3,056 low-income tenants in paying rent for privately-owned housing in the City of Milwaukee. About 10,000 households are on the waiting list for rent assistance.

In administering the program, the Housing Authority takes applications from both low-income families and elderly, disabled and handicapped individuals. It also checks eligibility of applicants, inspects units to be leased under the program and makes rent disbursements.

Program tenants pay up to 30 percent of their income for rent and utilities. The difference between their payment and the total rent for a unit is paid by the Housing Authority. The Rent Assistance Program is funded entirely by the federal government.

Tenants participating in the program are required to find their own housing in the private market. Owners retain the right to select their own tenants as long as they comply with fair housing laws.

Housing must meet program rent limits and be decent, safe and sanitary. Housing Authority evaluators check housing to be leased under the program to ensure that it meets the program standards of quality.

The Housing Authority works with local housing owners to encourage their participation in the program. Owners who participate lease units to program tenants for a year at a time. They receive rent payments from both their tenants and the Housing Authority.

Rent Assistance Program tenants lease units in all parts of the city.

Veterans' Housing

The Housing Authority owns and operates three veterans' housing developments which include 968 units. These developments were built by the City of Milwaukee between 1948 and 1950, without federal assistance, for veterans and their families and for families of deceased veterans. In 1966, because of the shortage of public housing for the elderly, the Housing Authority permitted elderly persons of low-income, non-veteran status to occupy veterans' housing. In 1977, the Authority opened veterans' housing to middle-income families without veterans status but stipulated that veterans would have preference in placement.

Veterans' housing receives no subsidy from the Veterans Administration or any other governmental agency. Rents, which are fixed by unit size, pay all expenses. Applicants must meet income criteria set by the Housing Authority.

Northlawn

Northlawn is located on the far north side of the city in a predominantly residential area. It is well serviced by public transportation and major arterial routes. Residents are close to churches and schools. Lincoln Park, a nearby recreational area, caters to a broad spectrum of interests. The park has a golf course, picnic areas, swimming pool, tot lot, youth center, and soccer, football and baseball fields. St. Michael's Hospital is two blocks north of the development.

NORTHLAWN

LOCATION: Between N. 20th St., N. 23rd St., W. Fairmount Ave. and W. Villard Ave.

SIZE: 25 acre site containing 247 units of family housing

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom	31	515 sq. ft.
2 bedroom	156	666 sq. ft.
3 bedroom	60	841 sq. ft.
TOTAL	247	

BUILDINGS: The development consists of 49 two-story rowhouse buildings, some of which have one-story wings on each end containing one bedroom units. The buildings are of wood frame, brick veneer construction. Each unit has its own basement, heating system, laundry, front yard and back yard. All two- and three-bedroom units have bedrooms and bath on the second floor. The heating system consists of individual, gas-fired, gravity warm air furnaces. Domestic hot water is supplied by individual gas heaters. Tenants supply ranges and refrigerators.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $2,879,819

YEAR BUILT: 1949

Southlawn

Southlawn is located in a residential area on the south side of Milwaukee. The development has only 15 housing units per acre, providing a spacious setting. The Southlawn playground on the northwest corner of the development is popular. It is serviced year round by the Milwaukee Public Schools Recreation Division.

Southlawn is only blocks away from three shopping centers. It is also close to schools and churches. Nearby, Wilson Park offers recreational facilities including an indoor ice skating rink and an outdoor olympic-sized swimming pool.

SOUTHLAWN

LOCATION: Between S. 21st St., S. 25th St., W. Ohio Ave. and W. Morgan Ave

SIZE: 32 acre site containing 330 units of family housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom	42	515 sq. ft.
2 bedroom	203	666 sq. ft.
3 bedroom	84	841 sq. ft.
5 bedroom	1	1181 sq. ft.
TOTAL	330	

BUILDINGS: The 66 buildings of wood frame, brick veneer construction are two-story rowhouses, some of which have one-story wings on each end. The development's one bedroom units occupy these one-story wings. Each unit in the development has its own basement, heating system, laundry and front and back yard. All two, three and five bedroom units have bedrooms and a bath on the second floor. The heating system consists of individual gas-fired, gravity warm-air furnaces. Domestic hot water is supplied by individual gas heaters. Tenants supply ranges and refrigerators.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $3,875,984

YEAR BUILT: 1949

Berryland

Berryland, on the northwest side of Milwaukee, contains 76 rowhouse buildings on a 41-acre site. A playground in the center of the project is supervised year round by the Milwaukee Public Schools Recreation Division. Public transportation is accessible on Florist Ave.

McGovern Park and Smith Park provide nearby recreational facilities for the tenants of Berryland. McGovern has ball fields, a swimming pool, nature study area and tennis courts among its facilities. Smith Park has a wading pool and toy loan center for younger children.

BERRYLAND

LOCATION: Between N. Hopkins, N. 40th St., W. Florist Ave. and W. Douglas Rd.

SIZE: 41 acre site containing 391 units of family housing.

UNITS	NUMBER	NET FLOOR AREA/UNIT
1 bedroom	16	617 sq. ft.
2 bedroom	263	666 sq. ft.
3 bedroom	112	845 sq. ft.
TOTAL	391	

BUILDINGS: The development consists of 76 rowhouse buildings of wood frame, brick veneer construction. Each unit has its own basement, heating system, laundry and front and back yard. Bedrooms and a bath are on the second floor. The heating system consists of individual gas-fired, gravity warm-air furnaces. Domestic hot water is supplied by individual gas heaters. Tenants supply ranges and refrigerators.

DEVELOPER: Housing Authority of the City of Milwaukee

COST: $3,628,944

YEAR BUILT: 1950

Appendix

COMMUNITY HOUSING PROCEDURES

Low rent housing units are owned and maintained by the Housing Authority of the City of Milwaukee to ensure that low-income city residents have decent, safe and sanitary housing. The units are available for middle-income veterans, low-income families, and senior and disabled citizens. All residents must meet income criteria. Community housing application, tenant assignment, and rental payment are explained below.

Application

Persons who want to live in public housing must apply at the Department of City Development, 809 N. Broadway. The Department serves as staff to the Housing Authority. Applications are reviewed to ensure eligibility. To be eligible for public housing, a family or individual must qualify according to income, assets, age, and suitability. Specific eligibility information is available at the Department of City Development.

If a person is found to be eligible for public housing, he/she is either informed of available housing or put on a waiting list until housing becomes available.

Tenant Assignment

The Housing Authority maintains low-income family and elderly housing, and middle-income veterans housing.

The Authority assigns low-income families, elderly and disabled applicants on a first come, first serve basis but with a priority given to applicants displaced by governmental action, or willing to move to a development where their race does not predominate.

All applications received for low-income housing are date and time stamped, and categorized according to the size of the unit which is appropriate for the applicant.

When a low-income family unit becomes available, an applicant is offered one appropriately sized unit in a development in which the applicant's race does not predominate. If the applicant refuses the offer, they move to the bottom of the waiting list. When the applicant appears at the top of the waiting list again, they will be offered two appropriately sized units in developments in which their race does not predominate.

When an elderly unit becomes available, an applicant is offered an appropriately sized unit in all developments in which the applicant's race does not predominate. If the applicant refuses all developments, they move to the bottom of the waiting list. When the applicant appears at the top of the waiting list again, they will be offered an appropriately sized unit in all developments where a vacancy exists.

Middle-income veterans' housing is assigned on a first come, first serve basis. Priority is given to veterans and spouses and children of veterans.

Rents

Residents of the veterans' developments pay fixed rents in addition to utility fees. Veterans' housing schedules are available at the Department of City Development.

Residents of low-income housing pay about 30 percent of their net income for rent. Utilities are included in low-income housing rents.

Residents' incomes are reviewed annually to ensure proper rental rate.

Rents are used to pay for Housing Authority expenses including operation and maintenance costs, and the debt service on bonds issued by the Housing Authority to build public housing.

All the community housing now owned by the Housing Authority, with the exception of the veterans' developments, was built and is operated completely with federal funds and rents collected.

The three veterans' developments which collect fixed rents are financially self-sustaining.

The City contributes to the maintenance of community housing by providing all normal municipal services (including police and fire protection, and health, library and educational services) without collecting property taxes from the Housing Authority. The Housing Authority does make a payment to the City in lieu of taxes amounting to approximately ten percent of the shelter rents it collects. Shelter rent equals the rents collected minus the cost of utilities.

Tenant Responsibilities

Tenant responsibilities are spelled out in the Housing Authority lease which tenants must sign before being admitted into community housing. Tenants in low-income family and veterans' developments are responsible for the maintenance of their units and the grounds. Schedules for cleaning halls and laundry rooms are established by the Housing Authority.

In addition, tenants must keep their premises clean and sanitary and must properly dispose of garbage. They must promptly notify the housing manager when repairs are needed on the premises. A tenant needs the consent of the manager to make any repairs or alterations. Placing decals on walls, cabinets, refrigerators, gas ranges, plumbing fixtures or other Housing Authority equipment is not permitted. Roomers are prohibited. Rents must be paid on time.

The Housing Authority periodically inspects units and notifies tenants in writing of deficiencies. Reinspections are made to make sure deficiencies are corrected.

Eviction

When public housing tenants violate their lease or Housing Authority rules, they are subject to eviction.

Grievance Procedures

A tenant may appeal a proposed eviction to an impartial review board composed of two Housing Authority/Department of City Development employees, two tenants from other public housing developments, and one lawyer.

RENT ASSISTANCE PROGRAM PROCEDURES

The Rent Assistance Program is a departure from the community housing program which assigns tenants to live in publicly-owned housing. Under the Rent Assistance Program, low-and moderate-income tenants can get assistance in paying their rent when they live in privately-owned housing.

Application

Applicants may apply only during open application periods. These periods occur when the federal government authorizes Milwaukee to increase the number of Rent Assistance tenants here.

Applications are taken from 1) families of two or more persons, and 2) individuals who are age 62 and over, handicapped or disabled.

Certification

Persons who are selected to participate in the Rent Assistance Program are given a certificate of participation which gives them 60 days to find a place in which to live. They can continue to rent the unit in which they are presently living if their landlord is willing to participate, or they can look for another dwelling unit.

Those who are certified must find a unit that is suitable with respect to rent, size, condition and lease.

- Rents cannot exceed fair market rent limits established by the federal government. Rent limits are available at the Department of City Development. Rents must also be determined reasonable when they are compared to the private unassisted market.
- A family must lease a unit with at least one bedroom for every two members of the family. Older children of the opposite sex, however, cannot share a bedroom.
- The condition of a unit must meet federal and local standards of quality. Units must be evaluated by the Housing Authority to ensure that housing leased under the Rent Assistance Program is decent, safe and sanitary.
- Leases must be secured for each unit and must conform to federal regulations. The Housing Authority will provide owners with a lease.

If the Housing Authority is satisfied that the unit a certified participant has chosen to rent meets rent, size, and condition and lease requirements, the Authority will contract with the owner to pay a portion of the rent.

On the anniversary date of the lease, tenants must be recertified for the Rent Assistance Program. Their income, assets and family size are reviewed to ensure compliance with eligibility requirements. Units are also re-evaluated as part of the recertification.

Rent

Rent Assistance Program tenants pay no more than 30 percent of their income for rent (including utilities). The Authority pays the owner the difference between the tenant rent payment and the total cost of the rent. Rents cannot exceed fair market rent limits established by the federal government.

Tenant Responsibilities and Eviction

Rent Assistance Program tenants are obligated to abide by the lease they sign with the owner of their unit. If a tenant violates the lease, he/she can be evicted.

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